



**US Army Corps
of Engineers®**
New England District

Maine Project Office
675 Western Avenue, #3
Manchester, Maine 04351

PUBLIC NOTICE

Date:
Comment Period Ends:
File Number: 200100726
In Reply Refer To: Rodney Howe
Or by e-mail: Rodney.A.Howe@usace.army.mil

30-DAY COMMENT PERIOD

SABLE OAKS DEVELOPMENT LLC, & SABLE OAKS COUNTRY CLUB LLC, SABLE OAKS DRIVE, SOUTH PORTLAND, MAINE 04106 has requested a Corps of Engineers permit under Section 404 of the Clean Water Act to place fill in freshwater wetlands off Sable Oaks Drive at South Portland, Maine as shown on the attached plans.

The fill will be placed in conjunction with the development of six lots totaling 33.16 acres within Sable Oaks as professional office space and associated parking area. The lots are located adjacent to the existing Sable Oaks Country Club. Approximately 0.15 acres of wetlands would be impacted by the project. To compensate for the project's impacts, the applicant proposes to preserve/enhance 0.95 acres of wetlands and restore/preserve an additional 0.25 acres of disturbed wetland on site.

The applicant is proposing these measures seeking to lessen the project's impacts to aquatic resources. This notice solicits comments on these proposed measures from the interested or affected public as well as those agencies that speak to the public interest. After receipt of the comments, the Corps of Engineers will obtain any necessary additional information from the applicant and determine whether the proposed measures are practicable and serve to help mitigate this project's unavoidable impacts.

The project is located on the PORTLAND WEST, ME quadrangle sheet at Universal Transverse Mercator grid coordinates N 4833099, E 390888.

In order to properly evaluate the proposal we are seeking public comment. Anyone wishing to comment is encouraged to do so in writing, within the comment period specified in this notice. Comments should be addressed to Shawn Mahaney, Project Manager at the address noted above.

Any person may request, in writing, within the comment period that a public hearing be held to consider the application. Such requests shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

Sincerely,

**SEE NEXT PAGE FOR
DETAILS OF EVALUATION
FACTORS**

**David H. Killoy, P.E., C.P.G.
Chief, Permits & Enforcement Section
Regulatory Branch**

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity in the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties listed in, or eligible for listing in, the National Register of Historic Places, and no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.

Pursuant to the Endangered Species Act, the District Engineer is hereby requesting that the appropriate Federal Agency provide comments regarding the presence of and potential impacts to listed species or its critical habitat.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice.

The following authorizations have been applied for, or have been, or will be obtained:

- (X) Permit, License or Assent from State.
- (X) Permit from Local Wetland Agency or Conservation Commission.
- (X) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

The States of Connecticut, Maine, Massachusetts, New Hampshire and Rhode Island have approved Coastal Zone Management Programs. Where applicable the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program. By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.

If you would prefer not to continue receiving public notices, please check here () and return this portion of the public notice to: U.S. Army Corps of Engineers – New England District, ATTN: Regulatory Branch, 696 Virginia Road, Concord, MA 01742-2751.

NAME:

ADDRESS: